



Ferry Street, London, E14

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Ferry Street, designed by renowned architects Stout & Litchfield, rose out of the derelict industries of the dockyards during the 1970s to become one of Europe's most architecturally significant self-build projects.

Perhaps better known for designing New House, Shipton-Under-Wychwood as featured in Stanley Kubric's 'A Clockwork Orange', the architects turned their attention to designing the three attached luxury riverside houses between 1976-79, now Grade II listed and one of which is available for sale.

A six-bedroom house and outbuildings measuring 5,144 sq ft including: undercroft, self-contained annexe flat, and single garage. This much treasured family home is sold with potential for further modernisation, remodelling and refurbishment. The opportunity exists to turn this post-modern house, back into its opulent self. The south-facing house is on the River Thames, has extraordinary views and is within striking distance of the financial centre of The City of London and Canary Wharf.

The interior design remains untouched, displaying many bold original designs popular in the 1970s (e.g. William Morris and Renee Macintosh). Some plant and electrics have been updated in recent years.

Approached through a private gated courtyard with high yellow stock brick walls. A single garage parking space is retained in the ownership. A winding path leads into the garden, offering a welcome sense of peace and separation from the bustle of city life.

The entrance hall with separate cloakroom leads to a ground floor study with shower room and conservatory. A spiral staircase steps down to an undercroft, used for wine storage.



On the first floor a landing acts as the centre point between fully fitted kitchen (with larder), dual aspect drawing room (with central fireplace) and dining room, the ideal arrangement for entertaining. The drawing and dining rooms have balconies over the water's edge. The views are stunning, though large aluminium and timber framed double glazed windows / sliding doors. This maximises the availability of natural light and feeling of connection between internal and external environments.

A timber staircase continues to the second floor, with four double bedrooms, two bathrooms and airing cupboard. The arrangement could be adapted to an en-suite. A study area is positioned off the staircase.

A second staircase leads to the third-floor principal bedroom suite. An open vaulted lounge has full-width, south-facing roof terrace with extraordinary views. This room leads onto a double bedroom, dressing room and en-suite. A vaulted mezzanine attic storage area has been used to enhance the sense of height. The ceilings are slat boarded with adding to the Scandinavian-style through the interior.

Prominent architectural features to the exterior include: diagonal split pitch apex roof, shape geometric lines, cross-wall pre-cast concrete facade and Westmorland Slate tile roof, infused with triangular clerestory windows. A separate self-contained annexe has an open plan kitchen, sitting and dining area, two bedrooms and a family bathroom. Ideal accommodation for guests and staff.



Situation

The location was chosen for its spectacular vista over the River Thames from every balcony and window taking in the Old Royal Naval College, the last work of Sir Christopher Wren, as well as the Cutty Sark, Royal Observatory, Queens House and Royal Greenwich Park.

Historic Greenwich itself is immediately accessible through the Greenwich foot tunnel, just 200 metres from the property.



The transportation links are excellent:

Island Gardens DLR – (0.2 miles) journey time to Canary Warf 13 mins and Lewisham National Rail 10 mins, linking mainline trains to London Bridge approx. 15 mins. City airport approx 20 mins. Thames Clipper Uber boats run from Greenwich approx 8 mins to Canary Wharf, 18 mins to Westminster, 12 mins to O2 Arena.

Old Royal Naval College & Cutty Sark 0.4m, Historic Greenwich: 0.5 mile, Royal Greenwich Park: 0.6 mile and Blackheath Village: 2.0 mile. All via Greenwich Foot Tunnel.

There are a number of good schools in the area, including:

Canary Wharf College, East Ferry - Ofsted Good (0.2miles)
George Green's School – Ofsted Good (0.3miles)
St Alfege with St Peter's CofE School Primary School - Ofsted Good (0.3miles)

Terms

Tenure: Freehold

EPC: TBC

Council Tax: - House, Band F, Annexe, Band E

Local Authority: Tower Hamlets Borough Council

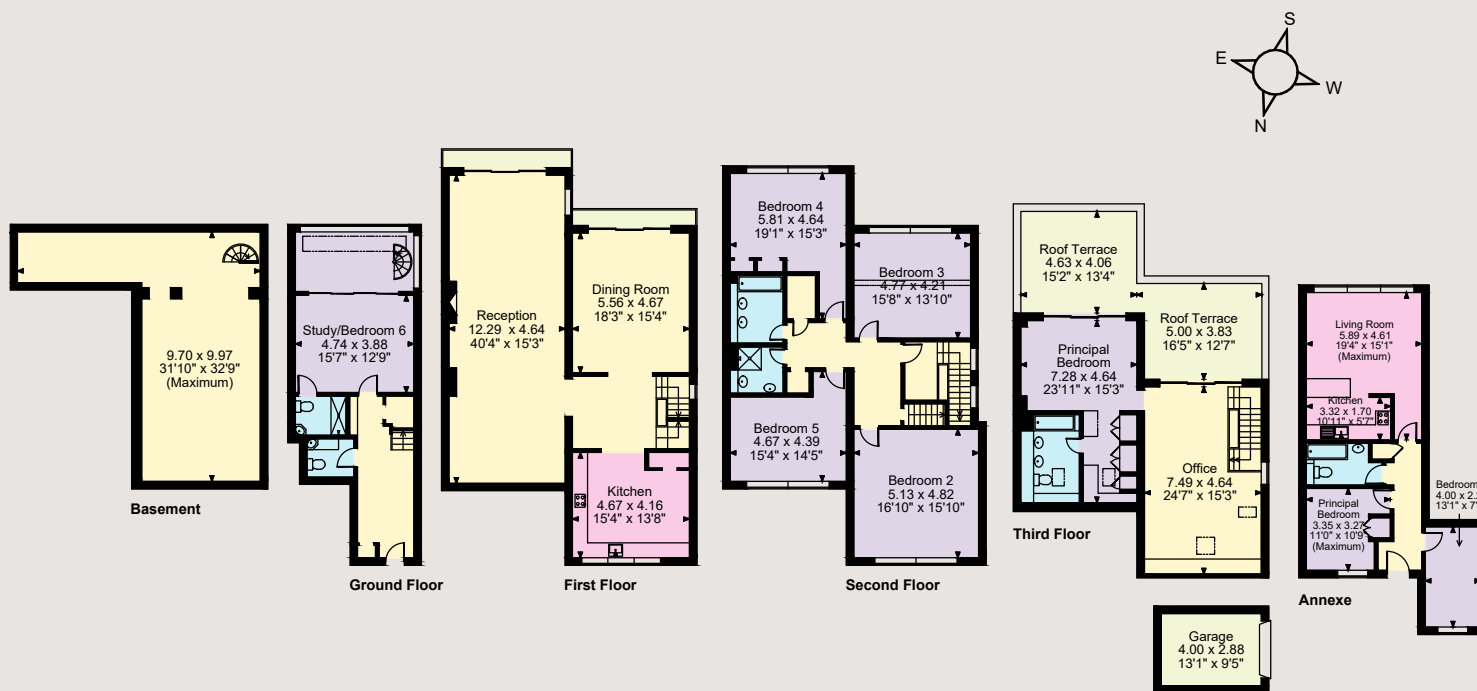
Utilities: Mains Water, Electricity, Drainage and Gas with Gas Fired Central Heating.

Fixtures & Fittings: to be agreed by separate negotiation.

Parking: Garage - The garage dimensions are provided for information purposes only.

Guide Price: £3,250,000

Floorplan
Main House internal area 4,371 sq ft (406 sq m)
Garage internal area 124 sq ft (12 sq m)
Annexe internal area 649 sq ft (60 sq m)
Total internal area 5,144 sq ft (478 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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